

# Saxony Homeowners Association, Inc.

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January 23, 2013

Minutes of Saxony HOA Board

## Attendance

President-J. Craig Holland

Vice President- Allan Brown

Secretary/ Treasurer- Maria Diefenderfer

Manager-David Littler, Peak to Peak Property Management, LLC

Homeowner guests-none

Quorum present-yes

Meeting called to order by President Holland at 1400 hours.

The minutes of the previous meeting (12-18-2012) were reviewed and approved.) S/T Diefenderfer motioned for approval and, VP Brown seconded this motion, which carried by a 3-0 vote. All minutes are available on the Saxony web site.

<http://www.peaktopeakmgt.com/pages/associations/saxony/index.html>

## Actionable items-

- a) Review of 2012 year to date financial report (01/01/2012 through 12/31/2012) by Peak to Peak Property Management. Also reviewed were the initial 2013 financials from 1-1-13 to 1-23-13.VP Brown motioned to approve both financial reports. A Second to the motion from S/T Diefenderfer was made and so passed 3 to 0. Financial documents to be posted on the Saxony website will include balance sheets, profits and losses, and periodical budget comparisons.

## Discussion items-

- a) Colorado law (HB 1237) effective 01-01-2013 requires all HOAs to update a number of policies that had been in the past covered by SB 100 and HB 89. The policies include reserve study requirement and frequency, reserve account investments, conflicts of interest, document retention/ destruction, assessment collection, covenant enforcement, conduct of meetings, and inspection/ copying of association records. The board signed these policies last meeting and they are now posted on the Saxony website.
- b) Mr. Littler will obtain bids the law firm of Hindman-Sanchez to review all appropriate Saxony documents but especially the 1994 Bylaws and Declarations.
- c) Mr. Littler filed the annual report with the Colorado Secretary of State.
- d) Homeowner assessments were increased on 1-1-13 and payments are at 100% of all owners.
- e) Snow removal by GroundMasters will be for accumulations of four (4) inches or more and there will be less hand shoveling than in the past.
- f) 2013 regularly scheduled Board meetings are the 4th Wednesday of each month at 2 pm.

They're being no other business, a motion to adjourn was offered by Pres. Brown, S/T Diefenderfer seconded, and was approved 3-0. The meeting ended at 1455 hours.

Next meeting, 02-27-2013, at 2 pm at the home of Maria Diefenderfer

Signed

J. Craig Holland

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